# ZONING ORDINANCE CITY OF FORSYTH, GEORGIA

## CITY OF FORSYTH ZONING ORDINANCE

ARTICLE 1	PREAMBLE AND ENACTMENT
ARTICLE 2	DEFINITIONS AND INTERPRETATIONS
ARTICLE 3	ESTABLISHMENT OF DISTRICTS AND OFFICIAL ZONING MAP
ARTICLE 4	GENERAL PROVISIONS
ARTICLE 5	GENERAL DIMENSIONAL REQUIREMENTS
ARTICLE 6	CONVENTIONAL RESIDENTIAL ZONING DISTRICTS
ARTICLE 7	CORRIDOR OVERLAY
ARTICLE 8	PUD, PLANNED UNIT DEVELOPMENT DISTRICT
ARTICLE 9	TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT
ARTICLE 10	NONRESIDENTIAL ZONING DISTRICTS
ARTICLE 11	MIX, MIXED USE DEVELOPMENT DISTRICT
ARTICLE 12	[RESERVED]
ARTICLE 13	REQUIREMENTS FOR SPECIFIC RESIDENTIAL PRINCIPAL BUILDINGS AND USES
ARTICLE 14	BUILDINGS, STRUCTURES, AND USES ACCESSORY TO SINGLE-FAMILY RESIDENTIAL DWELLINGS
ARTICLE 15	BUILDINGS AND USES ACCESSORY TO NONRESIDENTIAL PRINCIPAL BUILDINGS AND USES
ARTICLE 16	SPECIFIC PROVISIONS FOR PRINCIPAL NONRESIDENTIAL BUILDINGS AND USES
ARTICLE 17	TOWERS AND WIRELESS TELECOMMUNICATION FACILITIES
ARTICLE 18	ADULT BUSINESSES
ARTICLE 19	NONCONFORMITIES
ARTICLE 20	BUFFERS, TREE PROTECTION AND LANDSCAPING
ARTICLE 21	ACCESS AND DRIVEWAYS
ARTICLE 22	PARKING AND LOADING
ARTICLE 23	OUTDOOR LIGHTING
ARTICLE 24	SIGNS
ARTICLE 25	CONSERVATION SUBDIVISIONS

ARTICLE 26	DESIGN REVIEW
ARTICLE 27	DEVELOPMENT AND DESIGN GUIDELINES
ARTICLE 28	STREETS AND SIDEWALKS
ARTICLE 29	TEXT AMENDMENTS
ARTICLE 30	REZONING AND CONDITIONAL USE APPLICATIONS
ARTICLE 31	PUBLIC HEARING PROCEDURES
ARTICLE 32	[RESERVED]
ARTICLE 33	VARIANCES
ARTICLE 34	ADMINISTRATIVE VARIANCES
ARTICLE 35	APPEAL OF ADMINISTRATIVE DECISION
ARTICLE 36	PERMITS AND CERTIFICATES
ARTICLE 37	ADMINISTRATION
ARTICLE 38	ENFORCEMENT AND PENALTIES
ARTICLE 39	LEGAL STATUS PROVISIONS
TABLE OF CON	TENTS
ARTICLE 1	PREAMBLE AND ENACTMENT
Sec. 1.1.	Title.
Sec. 1.2.	Authority.
Sec. 1.3.	Purposes.
Sec. 1.4.	Findings Regarding Aesthetics and Additional Purposes.
Sec. 1.5.	Adoption and Effective Date.
ARTICLE 2	DEFINITIONS AND INTERPRETATIONS
Sec. 2.1.	Use Definitions.
Sec. 2.2.	Design-Related Definitions.
Sec. 2.3.	Add II D. C. C.
	Miscellaneous Definitions.

Sec. 2.5.

Interpretations.

Sec. 2.6.	Use of Figures.
Sec. 2.7.	Use of Words and Phrases.
ARTICLE 3	ESTABLISHMENT OF DISTRICTS AND OFFICIAL ZONING MAP
Sec. 3.1.	Intent.
Sec. 3.2.	Zoning Districts Established.
Sec. 3.3.	Official Zoning Map.
Sec. 3.4.	Revision of the Official Zoning Map.
Sec. 3.5.	Overlay Districts.
Sec. 3.6.	Rules Governing Boundaries.
ARTICLE 4	GENERAL PROVISIONS
Sec. 4.1.	Use, Occupancy and Erection.
Sec. 4.2.	Use Prohibited When Not Specified.
Sec. 4.3.	Minimum Requirements.
Sec. 4.4.	Relationship to Private Restrictions.
Sec. 4.5.	Validity of Existing Conditions of Zoning.
ARTICLE 5	GENERAL DIMENSIONAL REQUIREMENTS
Sec. 5.1.	Every Use Must Be Upon a Lot of Record.
Sec. 5.2.	One Dwelling on a Lot.
Sec. 5.3.	Height Limitations.
Sec. 5.4.	Maximum Density, Minimum Lot Size, and Minimum Lot Width.
Sec. 5.5.	Minimum Floor Area Per Dwelling Unit.
Sec. 5.6.	Minimum Required Yards and Building Lines.
Sec. 5.7.	Principal Building Separation.
Sec. 5.8.	Maximum Building Coverage and Floor-Area Ratio.

Maximum Impervious Surface Coverage.

Minimum Landscaping or Open Space.

Sec. 5.9.

Sec. 5.10.

Sec. 5.11.	Minimum Required Landscape Strips and Buffers.
Sec. 5.12.	Street Frontage Requirement.
Sec. 5.13.	Acquisition for Public Purpose.
ARTICLE 6	CONVENTIONAL RESIDENTIAL ZONING DISTRICTS
Sec. 6.1.	R-1, Residential, Detached Single Family, Low-Density District.
Sec. 6.2.	R-2, Residential, Detached Single Family, Low to Moderate-Density District.
Sec. 6.3.	R-3, Residential, Detached Single Family, Moderate-Density District
Sec. 6.4.	MR, Residential Multi-Family District.
ARTICLE 7	CORRIDOR OVERLAY
Sec. 7.1.	Objectives
Sec. 7.2.	Boundaries
Sec.7.3.	Amendments to Boundaries
Sec.7.4.	Relationships to Underlays
Sec.7.5.	Zoning District procedures
Sec.7.6.	Applicability
Sec.7.7.	Definitions
Sec.7.8.	Use Requirements
Sec.7.9.	Amortization of Nonconforming Use
Sec. 7.10.	Building, Lot Size & Orientation
Sec.7.11.	Linkage & Circulation
Sec.7.12.	Sidewalks & Walkways
Sec.7.13.	Crosswalks
Sec.7.14.	Other forms of Transportation
Sec.7.15.	Outdoor Lighting
Sec.7.16.	General Principles of Landscape Design
Sec.7.17.	District Parking Requirements
Sec 7.18.	Architectural Character and Building Firm

Sec.7.19.	Open Space
Sec.7.20.	Utilities
Sec.7.21.	Fences, Walls and Screening
Sec.7.22.	Provisions for Specific Uses
ARTICLE 8	PUD, PLANNED UNIT DEVELOPMENT DISTRICT
Sec. 8.1.	Description and Intent.
Sec. 8.2.	Objectives.
Sec. 8.3.	Character.
Sec. 8.4.	Permitted Uses.
Sec. 8.5.	Dimensional Requirements.
Sec. 8.6.	Design Guidelines.
Sec. 8.7.	Rezoning Decision Criteria.
Sec. 8.8.	Amendments.
Sec. 8.9.	Permits and Certificates.
ARTICLE 9	TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT
ARTICLE 9 Sec. 9.1.	TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT Purpose and Description.
Sec. 9.1.	Purpose and Description.
Sec. 9.1. Sec. 9.2.	Purpose and Description.  Permitted and Conditional Uses.
Sec. 9.1. Sec. 9.2. Sec. 9.3.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.
Sec. 9.1. Sec. 9.2. Sec. 9.3.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.
Sec. 9.1. Sec. 9.2. Sec. 9.3. Sec. 9.4.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.  Additional Development Requirements.
Sec. 9.1. Sec. 9.2. Sec. 9.3. Sec. 9.4.  ARTICLE 10	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.  Additional Development Requirements.  NONRESIDENTIAL ZONING DISTRICTS
Sec. 9.1. Sec. 9.2. Sec. 9.3. Sec. 9.4.  ARTICLE 10 Sec. 10.1.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.  Additional Development Requirements.  NONRESIDENTIAL ZONING DISTRICTS  O-P, Office-Professional District.
Sec. 9.1. Sec. 9.2. Sec. 9.3. Sec. 9.4.  ARTICLE 10 Sec. 10.1. Sec. 10.2.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.  Additional Development Requirements.  NONRESIDENTIAL ZONING DISTRICTS  O-P, Office-Professional District.  INST, Institutional District.
Sec. 9.1. Sec. 9.2. Sec. 9.3. Sec. 9.4.  ARTICLE 10 Sec. 10.1. Sec. 10.2. Sec. 10.3.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.  Additional Development Requirements.  NONRESIDENTIAL ZONING DISTRICTS  O-P, Office-Professional District.  INST, Institutional District.  NS, Neighborhood Shopping District.
Sec. 9.1. Sec. 9.2. Sec. 9.3. Sec. 9.4.  ARTICLE 10 Sec. 10.1. Sec. 10.2. Sec. 10.3. Sec. 10.4.	Purpose and Description.  Permitted and Conditional Uses.  Dimensional Requirements.  Additional Development Requirements.  NONRESIDENTIAL ZONING DISTRICTS  O-P, Office-Professional District.  INST, Institutional District.  NS, Neighborhood Shopping District.  HB, Highway Business District.

## **ARTICLE 11** MIX, MIXED USE DEVELOPMENT DISTRICT Sec. 11.1. Purpose and Description. Sec. 11.2. Permitted Uses. Sec. 11.3. Uses on Storefront Streets. Sec. 11.4. Detached, Single-family Dwellings. Sec. 11.5. Street-level Housing. Sec. 11.6. Attached, Single-family Dwellings (Townhouses). Sec. 11.7. Freestanding Multi-family Dwellings. Sec. 11.8. Retail and Service Components. Sec. 11.9. Light Manufacturing. Sec. 11.10. Minimum Vertical Mixed-Use Requirement. Sec. 11.11. Minimum Mixes for Horizontal Mixed Use. Sec. 11.12. Minimum Open Space. Sec. 11.13. Dimensional Requirements. Sec. 11.14. Requirements for Pedestrian Friendly Infrastructure. Sec. 11.15. Parking. Sec. 11.16. Architectural Design. **ARTICLE 12** [RESERVED] **ARTICLE 13** REQUIREMENTS FOR SPECIFIC RESIDENTIAL PRINCIPAL BUILDINGS AND USES Sec. 13.1. Commercial Recreation Facility. Sec. 13.2. Model Home. Sec. 13.3. Multi-family Development. Sec. 13.4. Relocated Residence. Sec. 13.5. Subdivision Entrance Monuments. Sec. 13.6. Townhouses.

# ARTICLE 14 BUILDINGS, STRUCTURES, AND USES ACCESSORY TO SINGLE-FAMILY RESIDENTIAL DWELLINGS

- Sec. 14.1. Accessory Use or Structure.
- Sec. 14.2. Customary Residential Accessory Uses and Structures.
- Sec. 14.3. Buildings Accessory to a Dwelling.
- Sec. 14.4. Accessory Apartment.
- Sec. 14.5. Amateur Radio Antenna.
- Sec. 14.6. Fences and Walls.
- Sec. 14.7. Guest House.
- Sec. 14.8. Home Occupation.
- Sec. 14.9. Junk Vehicle or Material.
- Sec. 14.10. Parking of Vehicles.
- Sec. 14.11. Swimming Pool.
- Sec. 14.12. Tennis or other Recreational Court.
- Sec. 14.13. Vehicle or Equipment for Sale.

#### ARTICLE 15 SPECIFIC PROVISIONS FOR PRINCIPAL NONRESIDENTIAL BUILDINGS AND USES

- Sec. 15.1. Aircraft Landing Area.
- Sec. 15.2. Automobile Sales Establishment.
- Sec. 15.3. Church, Temples, Synagogue, or Place of Worship.
- Sec. 15.4. Club or Lodge, Nonprofit.
- Sec. 15.5. Commercial Recreation Facility, Outdoor.
- Sec. 15.6. Day Care Center.
- Sec. 15.7. Institutional Residential Living and Care Facilities.
- Sec. 15.8. Landfill.
- Sec. 15.9. Mining, Quarrying, or Extraction.
- Sec. 15.10. Recreational Vehicle Park or Campground.
- Sec. 15.11. Rooming House.
- Sec. 15.12. Self-Service Storage Facilities (Mini-Warehouse).

- Sec. 15.13. Truck Stop.
- Sec. 15.14. Application Requirements for Uses Specified in this Article.

# ARTICLE 16 BUILDINGS AND USES ACCESSORY TO NONRESIDENTIAL PRINCIPAL BUILDINGS AND USES

- Sec. 16.1. Accessory Use or Structure.
- Sec. 16.2. Amateur Radio Antenna.
- Sec. 16.3. Caretaker Residence.
- Sec. 16.4. Construction Field Office.
- Sec. 16.5. Drive-through Facility.
- Sec. 16.6. Fences and Walls.
- Sec. 16.7. Gasoline or Fuel Pumps.
- Sec. 16.8. Junk Vehicle or Material.
- Sec. 16.9. Outdoor Storage.
- Sec. 16.10. Project Identification Monument.
- Sec. 16.11. Retail and Restaurant Uses Accessory to Certain Uses.
- Sec. 16.12. Special Temporary Outdoor Event.
- Sec. 16.13. Temporary Classroom.

#### ARTICLE 17 TOWERS AND WIRELESS TELECOMMUNICATION FACILITIES

- Sec. 17.1. Purpose and Intent.
- Sec. 17.2. Applicability.
- Sec. 17.3. Performance and Construction Standards.
- Sec. 17.4. Application Requirements.
- Sec. 17.5. Application Processing.
- Sec. 17.6. Criteria to Consider in Acting Upon Applications.

#### ARTICLE 18 ADULT BUSINESSES

Sec. 18.1. Purpose and Intent.

Sec. 18.2. Adult Businesses are Principal Uses. Sec. 18.3. Location and Separation Restrictions. **ARTICLE 19 NONCONFORMITIES** Sec. 19.1. Development on Nonconforming Lots. Sec. 19.2. Expansion of Nonconforming Building or Structure. Sec. 19.3. Nonconforming Uses. Sec. 19.4. Determination and Correction of Nonconforming Situations. Sec. 19.5. Correction of Nonconforming Situations. **ARTICLE 20 BUFFERS, TREE PROTECTION AND LANDSCAPING** Sec. 20.1. Purpose and Intent. Sec. 20.2. Buffer Required. Sec. 20.3. Buffers to Be Shown on Plans and Plats. Sec. 20.4. Screening Required and Screening Specifications. Sec. 20.5. Buffer Materials. Sec. 20.6. Buffer Encroachments. Sec. 20.7. Waiver of Required Buffer. Sec. 20.8. Reduction of Natural Buffer by Installing Structural Buffer. Sec. 20.9. Specifications for Structural Buffers. Sec. 20.10. Maintenance of Buffers and Structural Buffers. Sec. 20.11. Stream Protection Buffers. Sec. 20.12. Protection of Trees During Development. Sec. 20.13. Tree Retention Guidelines. Sec. 20.14. Landscape Strips Required. Minimum Landscaped Open Space Required. Sec. 20.15. Sec. 20.16. Landscaping Encroachments. Sec. 20.17. Landscape Strip Planting Specifications.

Sec. 20.18.

Parking Lot Landscaping.

Sec. 20.19.	General Landscaping Provisions.
Sec. 20.20.	Landscape Plan Required.
Sec. 20.21.	Contents of Required Landscaping Plan.
Sec. 20.22.	Guidelines for Preparing Landscaping Plans.
Sec. 20.23.	Landscape Maintenance Bond.
ARTICLE 21	ACCESS AND DRIVEWAYS
Sec. 21.1.	Reference to Other Regulations.
Sec. 21.2.	Visibility at Intersections.
Sec. 21.3.	General Access Provisions.
Sec. 21.4.	Pedestrian Access Internal to Site Required.
Sec. 21.5.	Interparcel Access Easements.
Sec. 21.6.	Access Easement Provisions.
Sec. 21.7.	Location of Interparcel Connections.
Sec. 21.8.	Relief.
Sec. 21.9.	Driveway Approval Required.
Sec. 21.10.	Driveway Width Requirements.
Sec. 21.11.	Driveway Location, Maximum Width, and Spacing.
Sec. 21.12.	Number of Driveways Limited.
Sec. 21.13.	Minimum Driveway Construction Specifications.
ARTICLE 22	PARKING AND LOADING
Sec. 22.1.	Findings.
Sec. 22.2.	Purposes.
Sec. 22.3.	Applicability.
Sec. 22.4.	Parking Plan Required.
Sec. 22.5.	Parking Requirements in the CBD Zoning District.
Sec. 22.6.	Uses of Parking Lots.
Sec. 22.7.	Interpretations.

Sec. 22.8.	Off-Street Parking Spaces on Same Site as Use They Serve.
Sec. 22.9.	Off-Site Parking Spaces Permitted.
Sec. 22.10.	Requirements for Design of Parking Lots.
Sec. 22.11.	Parking Space and Aisle Design Specifications.
Sec. 22.12.	Minimum Number of Handicapped Parking Spaces.
Sec. 22.13.	Specifications for Handicapped Parking Spaces.
Sec. 22.14.	Off-Street Parking Requirements by Use.
Sec. 22.15.	Stacking Space Requirements for Drive-Through Facilities.
Sec. 22.16.	Stacking Lane Specifications.
Sec. 22.17.	Administrative Variances.
Sec. 22.18.	Off-Street Loading Required.
Sec. 22.19.	Loading Area Specifications.
Sec. 22.20.	Loading Area Locations.
Sec. 22.21.	Minimum Number of Off-Street Loading Spaces Required.
JCC. 22.21.	William Namber of on Street Loading Spaces Required.
300. 22.21.	Triminant ramper of on street Loading spaces negative.
ARTICLE 23	OUTDOOR LIGHTING
ARTICLE 23	OUTDOOR LIGHTING
<b>ARTICLE 23</b> Sec. 23.1.	OUTDOOR LIGHTING Findings.
ARTICLE 23 Sec. 23.1. Sec. 23.2.	OUTDOOR LIGHTING Findings. Purpose and Intent.
ARTICLE 23 Sec. 23.1. Sec. 23.2. Sec. 23.3.	OUTDOOR LIGHTING Findings. Purpose and Intent. Definitions.
ARTICLE 23 Sec. 23.1. Sec. 23.2. Sec. 23.3. Sec. 23.4.	OUTDOOR LIGHTING  Findings.  Purpose and Intent.  Definitions.  Exemptions.
ARTICLE 23 Sec. 23.1. Sec. 23.2. Sec. 23.3. Sec. 23.4. Sec. 23.5.	OUTDOOR LIGHTING  Findings.  Purpose and Intent.  Definitions.  Exemptions.  Cut-off Fixtures.
ARTICLE 23 Sec. 23.1. Sec. 23.2. Sec. 23.3. Sec. 23.4. Sec. 23.5. Sec. 23.6.	OUTDOOR LIGHTING  Findings.  Purpose and Intent.  Definitions.  Exemptions.  Cut-off Fixtures.  Glare.
ARTICLE 23 Sec. 23.1. Sec. 23.2. Sec. 23.3. Sec. 23.4. Sec. 23.5. Sec. 23.6. Sec. 23.7.	OUTDOOR LIGHTING  Findings.  Purpose and Intent.  Definitions.  Exemptions.  Cut-off Fixtures.  Glare.  Intensity Specifications.
Sec. 23.1. Sec. 23.2. Sec. 23.3. Sec. 23.4. Sec. 23.5. Sec. 23.6. Sec. 23.7. Sec. 23.8.	OUTDOOR LIGHTING Findings. Purpose and Intent. Definitions. Exemptions. Cut-off Fixtures. Glare. Intensity Specifications. Lighting Plan Required.
Sec. 23.1. Sec. 23.2. Sec. 23.3. Sec. 23.4. Sec. 23.5. Sec. 23.6. Sec. 23.7. Sec. 23.8. Sec. 23.9.	OUTDOOR LIGHTING  Findings.  Purpose and Intent.  Definitions.  Exemptions.  Cut-off Fixtures.  Glare.  Intensity Specifications.  Lighting Plan Required.  Specifications for Lighting Plans.

Reference to Professional Standards.

Sec. 23.13.

### **ARTICLE 24 SIGNS** Sec. 24.1. Objectives. Sec. 24.2. Authority and Scope. Definitions. Sec. 24.3. Sec. 24.4. Applicability. Sec. 24.5. Nonconforming Signs. Sec. 24.6. Sign Limitations When Nonconforming Sign Exists. Sec. 24.7. Exempt Signs. Sec. 24.8. Prohibited Signs. Sec. 24.9. Uniform Sign Plans Required. Sec. 24.10. Modification Procedure Through Uniform Sign Plan. Sec. 24.11. Specifications for Uniform Sign Plans. Sec. 24.12. Permits and Conformance to Codes. Sec. 24.13. Certificate of Appropriateness. Sec. 24.14. Sign Maintenance. Sec. 24.15. Situations Where Maintenance is Required. Sec. 24.16. Removal of Certain Signs. Sec. 24.17. Height of Ground Signs. Sec. 24.18. Increase in Height of Ground Signs. Sec. 24.19. Height of Wall Signs. Sec. 24.20. Sign Setback. Sec. 24.21. Types of Signs Permitted. Sec. 24.22. Number of Signs Limited. Sec. 24.23. Area of Signs Limited. [RESERVED] Sec. 24.24. Sec. 24.25. Illumination.

Special Event Signage.

Signs on Corner and Double-Frontage Lots.

Sec. 24.26.

Sec. 24.27.

Sec. 24.28.	Signs in PUD and MIX Zoning Districts.
Sec. 24.29.	Variances.
Sec. 24.30.	Criteria for Acting Upon Sign Variances.
ARTICLE 25	CONSERVATION SUBDIVISIONS
Sec. 25.1.	Purpose and Intent.
Sec. 25.2.	Applicability of Regulations.
Sec. 25.3.	Definitions.
Sec. 25.4.	Ownership of Development Site.
Sec. 25.5.	Housing Density Determination.
Sec. 25.6.	Application Requirements.
Sec. 25.7.	Processing and Acting on Applications.
Sec. 25.8.	Criteria for Considering Conservation Subdivisions.
Sec. 25.9.	Grounds for Denial.
Sec. 25.10.	Open Space Requirements.
Sec. 25.11.	Permitted Uses of Open Space.
Sec. 25.12.	Prohibited Uses of Open Space.
Sec. 25.13.	Ownership and Management of Open Space.
Sec. 25.14.	Legal Instrument for Permanent Protection.
Sec. 25.15.	Relationship to Dimensional Requirements of Zoning Districts.
ARTICLE 26	DESIGN REVIEW
Sec. 26.1.	Purpose and Intent.
Sec. 26.2.	Definitions.
Sec. 26.3.	Jurisdiction.
Sec. 26.4.	Establishment of Planning and Zoning Commission.
Sec. 26.5.	Meetings of the Board.
Sec. 26.6.	Authority.

Design Review Required.

Sec. 26.7.

Sec. 26.8.	Exemption for Minor Changes.
Sec. 26.9.	Pre-Application Conference.
Sec. 26.10.	Application Requirements.
Sec. 26.11.	Criteria for Acting on Design Review Applications.
Sec. 26.12.	Action by Planning and Zoning Commission.
Sec. 26.13.	Changes After Approval.
Sec. 26.14.	Expiration of Design Plan Approval.
Sec. 26.15.	Appeals.
Sec. 26.16.	Enforcement.
ARTICLE 27	DEVELOPMENT AND DESIGN GUIDELINES
Sec. 27.1.	Applicability.
Sec. 27.2.	Interpretation.
Sec. 27.3.	General Compatibility.
Sec. 27.4.	Environmental Compatibility.
Sec. 27.5.	Grading.
Sec. 27.6.	Drainage.
Sec. 27.7.	Architectural Design.
Sec. 27.8.	Pedestrian Retail.
Sec. 27.9.	Activity Centers Including Automobile-Related Establishments.
Sec. 27.10.	Office, Institutional, Business, and Industrial Parks and Campuses.
Sec. 27.11.	Signage.
Sec. 27.27.	Exterior Lighting.
Sec. 27.13.	Parking Lot Landscaping.
Sec. 27.14.	Design for Pedestrians.
Sec. 27.15.	Noise.
Sec. 27.16.	Access Management.
Sec. 27.17.	Interparcel Access.
C 27.40	Out of the Charles of the development of the second

Sec. 27.18. On-site Circulation Standards for Land Development.

- Sec. 27.19. Extension of Downtown Street Grid.
- Sec. 27.20. Traffic Impact Studies.

#### ARTICLE 28 STREETS AND SIDEWALKS

- Sec. 28.1. Applicability.
- Sec. 28.2. Changing grade.
- Sec. 28.3. Obstructions, generally.
- Sec. 28.4. Display of merchandise.
- Sec. 28.5. Playing ball.
- Sec. 28.6. Bicycle riding or skating on sidewalks; skating on streets in fire district.
- Sec. 28.7. Camping on streets.
- Sec. 28.8. Spitting on sidewalks.
- Sec. 28.9. Damaging, defacing, etc., street name signs.
- Sec. 28.10. Safety precautions.
- Sec. 28.11. Restoration of surface.
- Sec. 28.12. Excavation permit required; exceptions.
- Sec. 28.13. Application for permit.
- Sec. 28.14. Fee for permit.
- Sec. 28.15. Issuance of permit.
- Sec. 28.16. Provisions as to permit holder's liability.
- Sec. 28.17. Display of permit.
- Sec. 28.18. Quadrants and base lines.
- Sec. 28.19. Numbering system.
- Sec. 28.20. Assignment of number.
- Sec. 28.21. Standard for and display of number generally.
- Sec. 28.22. Display of improper number.
- Sec. 28.23. Temporary numbers during construction.
- Sec. 28.24. Streets required to meet standards.
- Sec. 28.25. Design requirements for streets.

Sec. 28.26.	Street intersections.
Sec. 28.27.	Slope development.
Sec. 28.28.	Grading.
Sec. 28.29.	Storm drainage.
Sec. 28.30.	Street improvements.
Sec. 28.31.	Final street plan approval.
ARTICLE 29	TEXT AMENDMENTS
Sec. 29.1.	Authority to Amend.
Sec. 29.2.	Initiation of Proposals for Text Amendments.
Sec. 29.3.	Application Requirements.
Sec. 29.4.	Limitation on Concurrent Consideration.
Sec. 29.5.	Planning Commission Hearing, Review and Recommendation.
Sec. 29.6.	Notice of Public Hearing.
Sec. 29.7.	Public Hearing.
Sec. 29.8.	Decision.
Sec. 29.9.	Withdrawal of Text Amendment.
Sec. 29.10.	Refunds When Application is Withdrawn.
Sec. 29.11.	Notice of Action.
Sec. 29.12.	Incorporation Clause.
ARTICLE 30	REZONING AND CONDITIONAL USE APPLICATIONS
Sec. 30.1.	Authority to Amend.
Sec. 30.2.	Initiation of Proposals for Rezoning.
Sec. 30.3.	Initiation of Conditional Use Applications.
Sec. 30.4.	Application Requirements.
Sec. 30.5.	Site Plan Requirements.
Sec. 30.6.	Development Statistics Required.
Sec. 30.7.	Analysis Requirements.

Sec. 30.8.	Application Compliance and Completeness.
Sec. 30.9.	Administrative Processing of Applications.
Sec. 30.10.	Concurrent Consideration of Applications.
Sec. 30.11.	Investigations and Recommendation.
Sec. 30.12.	Planning Commission Hearing, Review and Recommendation.
Sec. 30.13.	Notice of Public Hearing.
Sec. 30.14.	Public Notice Sign.
Sec. 30.15.	Special Notice Requirements for Halfway Houses and Related Uses.
Sec. 30.16.	Public Hearing.
Sec. 30.17.	Decision.
Sec. 30.18.	Withdrawal of Application.
Sec. 30.19.	Refunds When Application is Withdrawn.
Sec. 30.20.	Limitations on the Frequency of Filing Applications.
Sec. 30.21.	Notice of Action.
Sec. 30.21. Sec. 30.22.	Notice of Action. Incorporation Clause
Sec. 30.22.	Incorporation Clause
Sec. 30.22.  ARTICLE 31	Incorporation Clause  PUBLIC HEARING PROCEDURES
Sec. 30.22.  ARTICLE 31  Sec. 31.1.	PUBLIC HEARING PROCEDURES Applicability.
Sec. 30.22.  ARTICLE 31  Sec. 31.1.  Sec. 31.2.	PUBLIC HEARING PROCEDURES  Applicability.  Presiding Officer.
Sec. 30.22.  ARTICLE 31  Sec. 31.1.  Sec. 31.2.  Sec. 31.3.	PUBLIC HEARING PROCEDURES  Applicability.  Presiding Officer.  Opening of Public Hearing.
Sec. 30.22.  ARTICLE 31  Sec. 31.1.  Sec. 31.2.  Sec. 31.3.  Sec. 31.4.	PUBLIC HEARING PROCEDURES  Applicability.  Presiding Officer.  Opening of Public Hearing.  Report of Zoning Administrator.
Sec. 30.22.  ARTICLE 31  Sec. 31.1.  Sec. 31.2.  Sec. 31.3.  Sec. 31.4.  Sec. 31.5.	PUBLIC HEARING PROCEDURES  Applicability.  Presiding Officer.  Opening of Public Hearing.  Report of Zoning Administrator.  Applicant.
Sec. 30.22.  ARTICLE 31  Sec. 31.1.  Sec. 31.2.  Sec. 31.3.  Sec. 31.4.  Sec. 31.5.  Sec. 31.6.	PUBLIC HEARING PROCEDURES  Applicability.  Presiding Officer.  Opening of Public Hearing.  Report of Zoning Administrator.  Applicant.  Public.

# ARTICLE 32 [RESERVED]

### **ARTICLE 33 VARIANCES** Sec. 33.1. Authority to Grant Variances. Sec. 33.2. Initiation of Variance Applications. Sec. 33.3. Application Requirements. Sec. 33.4. Site Plan Requirements. Sec. 33.5. Criteria for Granting Variances. Sec. 33.6. Application Compliance and Completeness. Sec. 33.7. Administrative Processing of Applications. Sec. 33.8. Concurrent Variance Application. Sec. 33.9. Investigations and Recommendation. Sec. 33.10. Planning Commission Hearing, Review and Recommendation. Sec. 33.11. Notice of Public Hearing. Sec. 33.12. Public Notice Sign. Sec. 33.13. Public Hearing. Sec. 33.14. Decision. Sec. 33.15. Withdrawal of Application. Sec. 33.16. Refunds When Application is Withdrawn. Sec. 33.17. Limitations on the Frequency of Filing Applications. Sec. 33.18. Notice of Action. **ARTICLE 34 ADMINISRATIVE VARIANCES** Sec. 34.1. Authority. Sec. 34.2. Provisions that May Be Administratively Varied. Sec. 34.3. Initiation of Administrative Variance Applications. Sec. 34.4. Application Requirements. Site Plan Requirements. Sec. 34.5. Sec. 34.6. Application Compliance and Completeness. Sec. 34.7. Criteria for Approval of Administrative Variances. Sec. 34.8. Procedures.

Sec. 34.9.	Withdrawal of Application.
Sec. 34.10.	Limitations on the Frequency of Filing Applications.
Sec. 34.11.	Appeal.
Sec. 34.12.	Records.
ARTICLE 35	APPEAL OF ADMINISTRATIVE DECISION
Sec. 35.1.	Appeal as a Remedy.
Sec. 35.2.	Initiation.
Sec. 35.3.	Application Requirements.
Sec. 35.4.	Public Notice and Public Hearing.
Sec. 35.5.	Stay of Proceedings.
Sec. 35.6.	Decision.
ARTICLE 36	PERMITS AND CERTIFICATES
Sec. 36.1.	Development Permit.
Sec. 36.2.	Exemptions from Development Permit.
Sec. 36.3.	Application for Development Permit.
Sec. 36.4.	Review and Issuance of Development Permit.
Sec. 36.5.	Duration of Validity of Development Permit.
Sec. 36.6.	Building Permit.
Sec. 36.7.	Certificate of Occupancy.
ARTICLE 37	ADMINISTRATION
Sec. 37.1.	Fees.
Sec. 37.2.	Right to Inspect.
Sec. 37.3.	Zoning Administrator.

# ARTICLE 38 ENFORCEMENT AND PENALTIES

Sec. 38.1. Generally.

Sec. 38.2.	Stop Work Order.
Sec. 38.3.	Notice of Violation.
Sec. 38.4.	Content of Notice of Violation.
Sec. 38.5.	Failure of Remedial Measures.
Sec. 38.6.	Withholding or Revocation of Certificate of Occupancy.
Sec. 38.7.	Suspension, Revocation or Modification of Permit.
Sec. 38.8.	Denial of Additional Permits.
Sec. 38.9.	Suspension or Revocation of Business Registration.
Sec. 38.10.	Withholding of Utility Service.
Sec. 38.11.	Penalty Assessed Administratively.
Sec. 38.12.	Citation.
Sec. 38.13.	Civil Penalties.

## ARTICLE 39 LEGAL STATUS PROVISIONS

Sec. 39.1. Conflict with Other	r Laws.	
--------------------------------	---------	--

Sec. 39.2. Severability.

Sec. 39.3. Repeal of Conflicting Ordinances.

Sec. 39.4. Codification.